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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO THE CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE TO AN EXTENT OF 4414.87 SQ.MTS. IN SY.NO. 164/5C OF VEPAGUNTA, VISAKHAPATNAM (R) MANDAL.

[Memo.No.343737/H2/2016, Municipal Administration & Urban Development (H2) Department, 04th January, 2017]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Town Survey No.164/5C of Vepagunta, Visakhapatnam (R) Mandal, Visakhapatnam District and measuring an area of 4414.87 Sq.Mts. The boundaries of which are given in the schedule below, which was earmarked for Residential Use in Visakhapatnam Metropolitan Region (VMR) of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial Use by variation of change of land use, which was shown in VMR Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. Ensuring Tot-Lot Area for the rear side housing project as per the requirement according to G.O.Ms.No.168, MA&UD (M) Department, Dt.07.04.2012.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Existing residential Apartments belongs to M/s Hindusthan Shipyard Staff Co-operative Building Society Limited & Others in S.No.164/5C of Vepaguta (V), Pendurthi (M), Visakhapatnam District.

South : Existing 200'wide BRTS road

East :Existing 40'wide drive way in Sy.No.164/5C of Vepaguta (V), Pendurthi (M), Visakhapatnam District.

West : Others land in Sy.No.164/5C of Vepaguta (V), Pendurthi (M), Visakhapatnam District.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT